

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED; AMENDING THE FUTURE LAND USE ATLAS (FLUA) FOR **98-85 LSMU 1 (TOWN COMMONS)**, MODIFYING PAGE 85 OF THE FUTURE LAND USE ATLAS BY CHANGING A PARCEL OF LAND APPROXIMATELY 40 ACRES GENERALLY LOCATED ON THE NORTHEAST CORNER OF THE FUTURE INTERSECTION OF THE HYPOLUXO ROAD EXTENSION AND LYONS ROAD EXTENSION, FROM LOW RESIDENTIAL, 2 UNITS PER ACRE (LR-2) TO LARGE SCALE/MULTIPLE USE OVERLAY (LS/MU), WITH COMMERCIAL HIGH (CH) ON 14.3 ACRES, COMMERCIAL HIGH-OFFICE (CH-O) ON 10.8 ACRES, LOW RESIDENTIAL 2 (LR-2) CLUSTERED ON 8 ACRES (80 UNITS TOTAL), OPEN SPACE USES (2.0 ACRES), AND LAKES/DRAINAGE (4.9 ACRES); PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on August 31, 1989, the Palm Beach County Board of County Commissioners adopted the 1989 Comprehensive Plan by Ordinance No. 89-17; and

WHEREAS, the Palm Beach County Board of County Commissioners amends the 1989 Comprehensive Plan as provided by Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Palm Beach County Board of County Commissioners have initiated amendments to several elements of the Comprehensive Plan in order to promote the health, safety and welfare of the public of Palm Beach County; and

WHEREAS, the Palm Beach County Local Planning Agency conducted a public hearing on June 19, June 26, and July 10, 1998 to review the proposed amendments to the Palm Beach County Comprehensive Plan and made recommendations regarding the proposed amendments to the Palm Beach County Board of County Commissioners pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Palm Beach County Board of County Commissioners, as the governing body of Palm Beach County, conducted a public hearing pursuant to Chapter 163, Part II, Florida Statutes, on July 15, 1998 to

1 review the recommendations of the Local Planning Agency, whereupon the
2 Board of County Commissioners authorized transmittal of proposed
3 amendments to the Department of Community Affairs for review and
4 comment pursuant to Chapter 163, Part II, Florida Statutes; and

5 **WHEREAS**, Palm Beach County received on, October 7, 1998 the
6 Department of Community Affairs "Objections, Recommendations, and
7 Comments Report," dated October 1, 1998, which was the Department's
8 written review of the proposed Comprehensive Plan amendments; and

9 **WHEREAS**, the written comments submitted by the Department of
10 Community Affairs contained no objections to the amendments contained
11 in this ordinance;

12 **WHEREAS**, on December 2, 1998, the Palm Beach County Board of
13 County Commissioners held a public hearing to review the written
14 comments submitted by the Department of Community Affairs and to
15 consider adoption of the amendments; and

16 **WHEREAS**, the Palm Beach County Board of County Commissioners has
17 determined that the amendments comply with all requirements of the
18 Local Government Comprehensive Planning and Land Development Regulation
19 Act.

20 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**
21 **COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:**

22 **Part I. Amendments to the Future Land Use Atlas of the Land Use**
23 **Element of the 1989 Comprehensive Plan**

24 The following amendment to the Land Use Element's Future Land Use
25 Atlas is hereby adopted and is attached to this Ordinance as Exhibit 1:

26 **A. Future Land Use Atlas page 85 is amended as follows:**

27 **Application No.:** 98-85 LSMU 1 (Town Commons)

28 **Amendment:** From Low Residential, 2 units per acre (LR-
29 2) to Large Scale Multiple Use Overlay
30 (LSMU);

31 **General Location:** On the northeast corner of the future

intersection of the Hypoluxo Road Extension
and Lyons Road Extension;

Size: approximately 40.0 acres;

Uses: The following underlying uses, associated maximum
acreages, and intensities apply to this amendment, and shall be
shown in a Mosaic pattern on the Future Land Use Atlas:

<u>Large Scale Multiple Use</u>	<u>Acreage</u>	<u>Maximum s.f/du</u>
Commercial High (CH)	14.3 (max.)	94,900 s.f.
Commercial High Office (CH-O)	10.8 (max.)	151,390 s.f.
Low Residential-2 (clustered)	8.0 (max.)	80 units
Open Space	2.0 (min.)	--
Lake/Drainage	4.9 (--)	--
Total		40 acres

B. Conditions: This parcel is subject to the following
conditions:

1. Development of the site shall comply with the preliminary
master plan which is attached as Exhibit 2; Any changes
which affect more than 20% or more of the land area, and/or
which result in the project no longer meeting the intent of
the LSMU language in the Comprehensive Plan as determined by
the Planning Director shall be remanded back to the Local
Planning Agency and Board of County Commissioners for public
hearings.
2. The height of the buildings on the Commercial High Office
portion of the site is limited to a maximum of 35 feet at
eave;
3. Development of the site shall comply with Design Guidelines
& Standards for Future Development dated November 9, 1998
which are attached as Exhibit 3; and
4. At the time of re-zoning of the first portion of this site
to be developed, the master plan for the entire site, as
well as architectural renderings for all structures, must be
submitted for review; and

1 5. At the time of re-zoning of the first portion of this site
2 to be developed, a "unity of control" covenant for the
3 entire site shall be entered into and signed by the
4 applicant(s)/developer(s).

5 **Part II. Repeal of Laws in Conflict**

6 All local laws and ordinances applying to the unincorporated area
7 of Palm Beach County in conflict with any provision of this ordinance
8 are hereby repealed to the extent of such conflict.

9 **Part III. Severability**

10 If any section, paragraph, sentence, clause, phrase, or word of
11 this Ordinance is for any reason held by the Court to be
12 unconstitutional, inoperative or void, such holding shall not affect
13 the remainder of this Ordinance.

14 **Part IV. Inclusion in the 1989 Comprehensive Plan**

15 The provision of this Ordinance shall become and be made a part
16 of the 1989 Palm Beach County Comprehensive Plan. The Sections of the
17 Ordinance may be renumbered or relettered to accomplish such, and the
18 word "ordinance" may be changed to "section," "article," or any other
19 appropriate word.

20 **Part V. Effective Date**

21 The effective date of this plan amendment shall be the date a
22 final order is issued by the Department of Community Affairs or
23 Administration Commission finding the amendment in compliance in
24 accordance with Section 163.3184, Florida Statutes, whichever occurs
25 earlier. No development orders, development permits, or land uses
26 dependent on this amendment may be issued or commence before it has
27 become effective. If a final order of noncompliance is issued by the
28 Administration Commission, this amendment may nevertheless be made
29 effective by adoption of a resolution affirming its effective
30 status, a copy of which resolutions shall be sent to the Department of

1 Community Affairs, Bureau of Local Planning, 2555 Shumard Oak
2 Boulevard, Tallahassee, Florida 32399-2100.

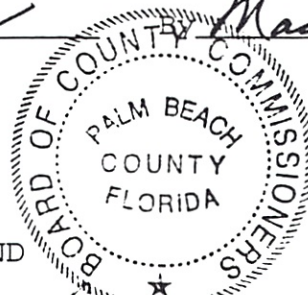
3 **APPROVED AND ADOPTED** by the Board of County Commissioners of
4 Palm Beach County, on the 2 day of December, 1998.

5 ATTEST:
6 DOROTHY H. WILKEN, Clerk

PALM BEACH COUNTY, FLORIDA,
BY ITS BOARD OF COUNTY COMMISSIONERS

7 By: Joan Hurvick
8 Deputy Clerk

Mande Ford Lee
Chair



9 APPROVED AS TO FORM AND
10 LEGAL SUFFICIENCY

11 Robert B. B.
12 COUNTY ATTORNEY

13 Filed with the Department of State on the 9th day
14 of December, 1998.

15 A:\TCOMMO-1.WPD

EXHIBIT 1

A. Future Land Use Atlas page 85 is amended as follows:

Amendment No.: 98-85 LSMU 1 (Town Commons)

Location: On the northeast corner of the future intersection of the Hypoluxo Road Extension and Lyons Road Extension

Size: 40.0 acres total

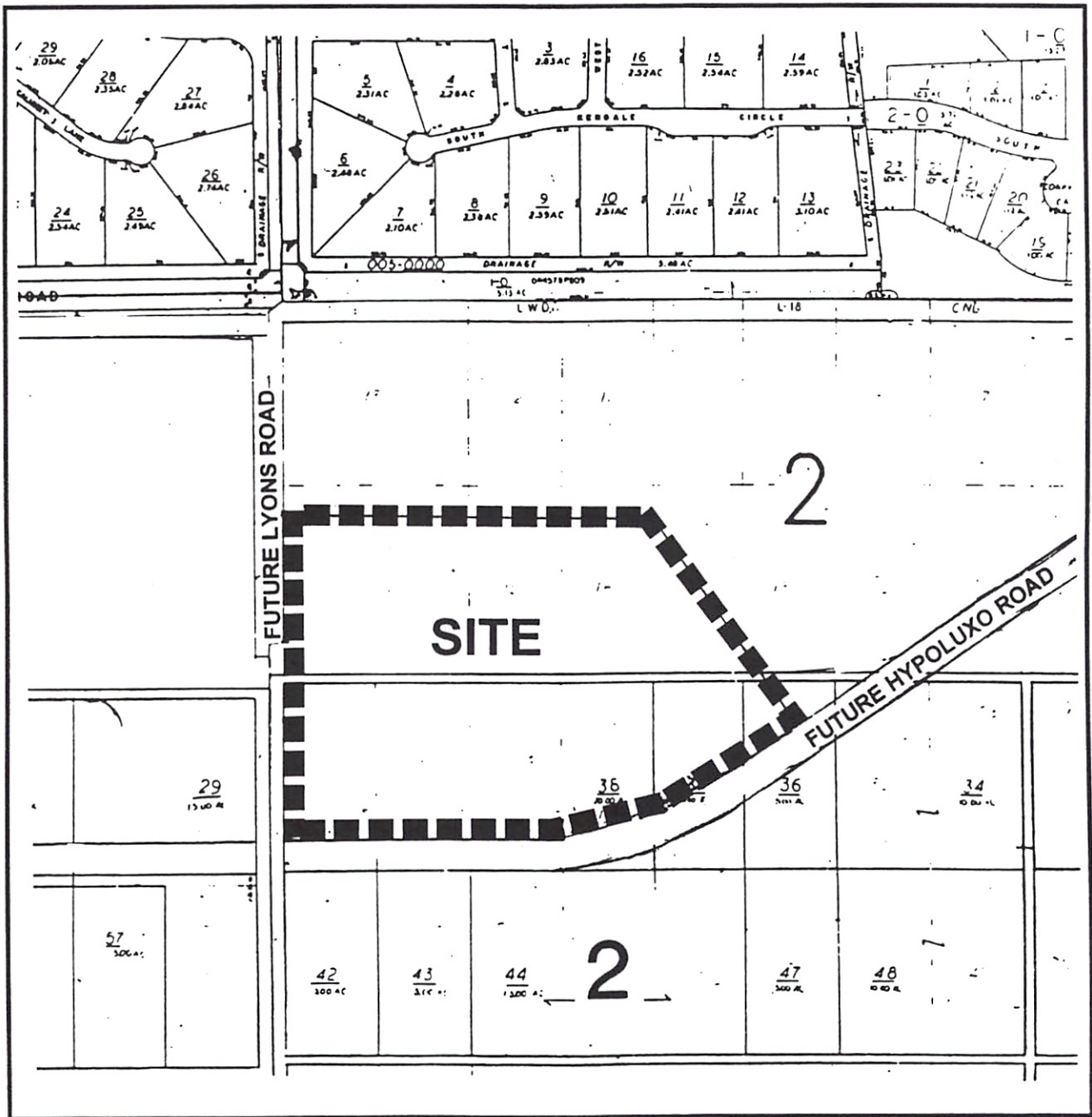
Original FLU: Low Residential, 2 units per acre (LR-2)

Adopted FLU: Large Scale Multiple Use Overlay (LSMU), with the following land uses:

<u>Large Scale Multiple Use</u>	<u>Acreage</u>	<u>Maximum s.f./units</u>
Comercial High (CH)	14.3 (max.)	94,900 s.f.
Commercial High Office (CH-O)	10.8 (max.)	151,390 s.f.
Low Residential-2 (clustered)	8.0 (max.)	80 units
Open Space	2.0 (min.)	—
Lake/Drainage	4.9 (—)	—

Property No.: 00-42-43-27-05-042-0140

Legal Description: See attached



Legal Description

A PACEL OF LAND LYING IN BLOCK 42, PALM BEACH FARMS, CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECRODED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY FLOIRDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF GREENBRIAR 1 OF SHERBROOKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGES 55 THROUGH 57, INCLUSIVE, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 89°26'07" WEST, ALONG THE SOUTH LINE OF SAID PLAT OF GREENBRIAR 1 OF SHERBROOKE, AND ITS WESTERLY PROLONGATION, A DISTANCE OF 2093.11 FEET THENCE, SOUTH 00°33'53" EAST, A DISTANCE OF 725.61 FEET, FOR A POINT OF BEGINNING;

THENCE, CONTINUE SOUTH 00°33'53" EAST, A DISTANCE OF 530.50 FEET; THENCE, SOUTH 01°49'30" EAST, A DISTANCE OF 250.06 FEET; THENCE, SOUTH 00°33'53" EAST, A DISTANCE OF 289.00 FEET THENCE, SOUTH 45°33'53 EAST, A DISTANCE OF 56.57 FEET; THENCE, NORTH 89°26'07"EAST, A DISTANCE OF 300.00 FEET; THENCE, SOUTH 86°47'19"EAST, A DISTANCE OF 250.54 FEET; THENCE, NORTH 89°26'07"EAST, A DISTANCE OF 325.80 FEET TO THE POINT OF CURVATURE OF A CURE TO THE LEFT, HAVING A RADIUS OF 1370.00 FEET; THENCE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°37'51", A DISTANCE OF 851.97 FEET TO THE POINT OF TANGERY; THENCE, NORTH 53°48'16" EAST, A DISTANCE OF 151.50 FEET; THENCE, NORTH 36°11'44" WEST, A DISTANCE OF 961.21 FEET; THENCE, SOUTH 89°26'07" WEST, A DISTANCE OF 1282.58 FEET; TO THE POINT OF BEGINNING.

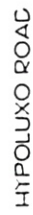
CONTAINING: 40.00 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.







THE BEARINGS AS STATED HEREON ARE BASED ON THE BEARING OF SOUTH 89°26'07" WEST AS SHOWN THE SOUTH BOUNDARY LINE OF SAID PLAT OF GREENBIRAR 1 OF SHERBROOKE.

SITE INCLUDES 4.7 ACRES OF TOTAL
USABLE OPEN SPACE (WALKWAYS
AND INTERIOR PUBLIC SPACES).
PROFESSIONAL OF BUSINESS OFFICE WILL
ALSO BE PERMITTED SUBJECT TO A TRAFFIC
EVALUATION STATEMENT.

SITE INCLUDES 4.7 ACRES OF TOTAL
USABLE OPEN SPACE (WALKWAYS
AND INTERIOR PUBLIC SPACES).
PROFESSIONAL OF BUSINESS OFFICE WILL
ALSO BE PERMITTED SUBJECT TO A TRAFFIC
EVALUATION STATEMENT.



NOTES:

-    PEDESTRIAN ACCESS
-    MASS TRANSIT STOPS WILL BE INCORPORATED INTO THE PROJECTS DESIGN

APPROXIMATE REDUCED SCALE 1st-250'
(PLEASE REFER TO FULL SIZE GRAPHIC FOR EXACT SCALE)

TOWN COMMONS

Design Guidelines & Standards For Future Development

**Large Scale/Multiple Use
Overlay Land Use Designation
Palm Beach County, Florida**

November 9, 1998

Application by:

**Unruh, Smith and Associates
105 South Narcisus Avenue, Suite 503
West Palm Beach, FL 33401
Phone: (561)835-8505
Fax: (561)655-5525**

Prepared by:

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1551 Forum Place, Suite 100A
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Fax: (561)689-2592**

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PURPOSE

These guidelines will serve as a tool for present and future property owners, enabling them to create a multiple use project to be known as Town Commons with unity and order. Furthermore, these guidelines are intended to ensure a compatible integration of residential, commercial, professional, business and medical offices, and recreation land uses internally within the project through visual cohesiveness.

These guidelines seek to help promote development of this project as an economic activity center, workplace/employment center, provide live/work opportunities, and create a community gathering place. In essence, this will help to create a "Town Center" which will serve the surrounding areas. Town Commons will provide a community serving purpose to current and future residents and businesses.

LIMITING CONDITIONS

In addition to the Design Guidelines and Standards for Development manual, all construction, development and other activities on the property are subject to the Palm Beach County Unified Land Development Code as well as all other governmental laws, rules and regulations and agreements which are applicable to the property (collectively, "Governmental Regulations"). In the event of a conflict between the design guidelines and the governmental regulations, the more restrictive requirement shall prevail.

SECTION 1: LOCATION AND OBJECTIVES

Location:

The Town Commons property is approximately 40 acres in size and is located on the northeast corner of the future intersection of the Hypoluxo and Lyons Road extensions. It is surrounded on the north and east sides by the Villages of Windsor PUD, a 1,000-unit residential development. The Villages of Windsor PUD also extends on the south side of the Hypoluxo Road extension. The parcel to the west is undeveloped. Further west is the Town Park Country Club PUD.

If approved under this designation, a large scale multiple use town center, to be known as Town Commons, would be created. It would consist of the elements described in the schedule on the following page, and would serve the current and

future residents of this fast growing section of Palm Beach County. A mix of uses is proposed, those found in a typical community serving town center. The uses have been designed to create an integrated mixed use development, complimenting each other in function and design.

Town Commons Mix of Uses

Data Tabular		
	Acreage	Requirements
Commercial/Retail	14.3 ac.	94,900 s.f. Max. Bldg. Area
Medical Office*	6.8 ac.	96,390 s.f. Max. Bldg. Area
Professional & Business Office	4.0 ac.	55,000 s.f. Max. Bldg. Area
Residential	8.0 ac.	80 multi-family units
Recreation	2.0 ac.	
Lake Tract	4.9 ac.	

Approximately 4.2 acres of usable open space has been incorporated into the project's design.

Note: The development program shown above is conceptual. It is included to represent the maximum intensity requested under the Palm Beach County Large Scale/Multiple Use Overlay Land Use Designation.

* Medical office may be converted to professional or business office subject to a concurrency equivalency.

Objectives:

1. To provide direction for compatible integration of residential, commercial, office and recreational land uses into a unified large scale multiple use development.
2. Provide guidelines for the enhancement and beautification of landscaping, architecture, signage, and site development over and above the standards set by Palm Beach County, Florida.
3. To further the goals of the West Boynton Area Plan.
4. Provide guidelines for the entrance progression into all properties.

5. Provide for the protection of property values for existing and future residents and land owners.
6. Provide a streetscape theme to give coherence and consistency throughout the project.
7. Provide for and encourage the construction of pedestrian access, pedestrian oriented facilities, and universal accessibility.
8. Provide a planning tool for the design and development of the properties to be used by the owners, developers and related professionals.
9. Provide guidelines to assist in the protection and health, safety and welfare of the public.

SECTION 2: COMPATIBLE INTEGRATION OF RESIDENTIAL, COMMERCIAL, OFFICE AND RECREATIONAL LAND USES

Commercial uses in Town Commons shall be located along major arterial roads. Residential land uses shall be located towards the interior but within 500' of commercial land uses. All public spaces shall be located to serve commercial, office, residential, and recreational land uses.

A 14.3 acre commercial/retail parcel is proposed in the southwestern portion of the site. This commercial/retail pod is located at the intersection of Hypoluxo and Lyons Road. This is a prudent location for the commercial use adjacent to two major arterial roadways, and located at a special intersection. The size of the commercial/retail pod is community serving, and will include commercial uses to directly serve the immediately surrounding communities. A community element shall be incorporated at the intersection. This community element could be a clock tower, a trellis structure, sculpture, etc., and will serve to create an identity for the Town Commons project.

A 6.8 acre medical office parcel is proposed for the balance of the Hypoluxo Road frontage. This parcel will provide employment opportunities and community serving medical office uses. A main entry shared by both the commercial/retail parcel and the medical office parcel, and also providing access to the residential parcel, is centrally located along the Hypoluxo Road frontage. A secondary access to Hypoluxo Road is proposed at the eastern limits of the site.

A professional and business office parcel of 4.0 acres in size is proposed for the balance of the Lyons Road frontage. Again, this parcel will provide employment opportunities and community serving professional and business office space,

allowing for residents of the Town Commons project, as well as adjacent projects, to potentially live and work in the same area. A main access centrally located on Lyons Road will also provide access to both the commercial/retail parcel and professional and business office parcel. A secondary access point on the northern limits of the project will provide access to the professional and business office parcel, as well as the residential parcel.

The residential parcel is located in the northeast portion of the site. It is 8.0 acres in size and is adjacent to a multi-family residential parcel within the Villages of Windsor PUD. It is anticipated that this parcel will develop with a multi-family unit. A majority of the parcel abuts the proposed lake tract which will serve as the water management tract for the entire site.

A comprehensive pedestrian access system has been incorporated within the Town Commons project. This pedestrian system is in most cases separate from the vehicular access system. Also, smaller community elements, or nodes, are incorporated along the pedestrian access system. These shall be developed as trellis covered seating areas, plazas, etc., to provide additional open space elements for residents, tenants, and patrons, or utilized as transit stops. These are specifically defined in Section 6.

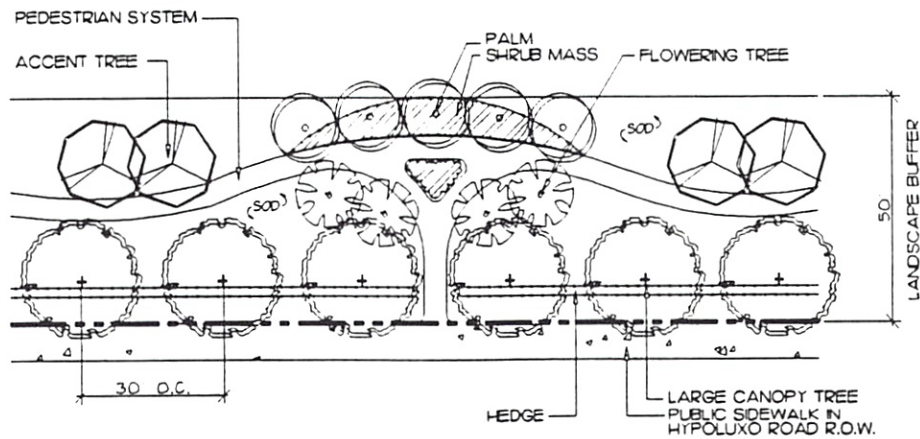
SECTION 3: LANDSCAPE PROGRAM

A. Hypoluxo Road Extension Buffer

The Hypoluxo Road extension shall be integrated as part of the entrance procession. The landscaping and design of the streetscape/buffer areas will leave a strong impression of the character and quality of the development it represents.

The streetscape/buffer along the Hypoluxo Road extension shall be a minimum of 50 feet in width and landscaped in accordance with the Palm Beach County guidelines, the West Boynton Area Plan, as well as Figure 3.A. below. While detailed landscape working drawings have not been prepared for this area, certain general guidelines have been developed.

- Canopy trees shall be provided adjacent to the road, spaced a maximum of 30' on center, in a formal style.
- Palms, accent trees, and flowering trees shall be incorporated into the design behind the formal canopy for depth and color.
- Shrubs and groundcovers shall be planted in masses under the trees in a creative manner to give a staggered effect and a create hierarchy of plant material.
- Undulating berms shall be incorporated into the buffer design.
- The pedestrian system shall be incorporated into the buffer design.



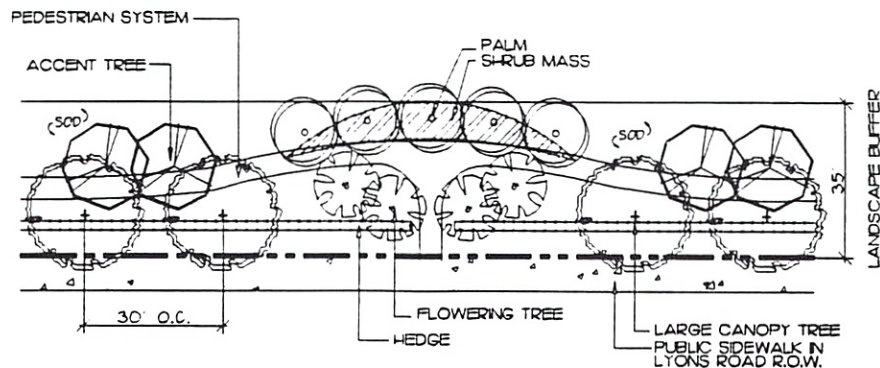
HYPOLUXO ROAD LANDSCAPE BUFFER
FIGURE 3.A.

B. Lyons Road Extension Buffer

The Lyons Road extension shall be integrated as part of the entrance procession. The landscaping and design of the streetscape/buffer areas will leave a strong impression of the character and quality of the development it represents.

The streetscape buffer along Lyons Road extension shall be a minimum of 35 feet in width and landscaped in accordance with the Palm Beach County guidelines, the West Boynton Area Plan, as well as Figure 3.B. below. While detailed landscape working drawings have not been prepared for this area, certain general guidelines have been developed.

- Canopy trees shall be provided adjacent to the road, spaced a maximum of 30' on center, in a formal style.
- Palms, accent trees, and flowering trees shall be incorporated into the design behind the formal canopy for depth and color.
- Shrubs and groundcovers shall be planted in masses under the trees in a creative manner to give a staggered effect and a hierarchy of plant material.
- Undulating berms shall be incorporated into the buffer design.
- The pedestrian system shall be incorporated into the buffer design.



**LYONS ROAD LANDSCAPE BUFFER
FIGURE 3.B.**

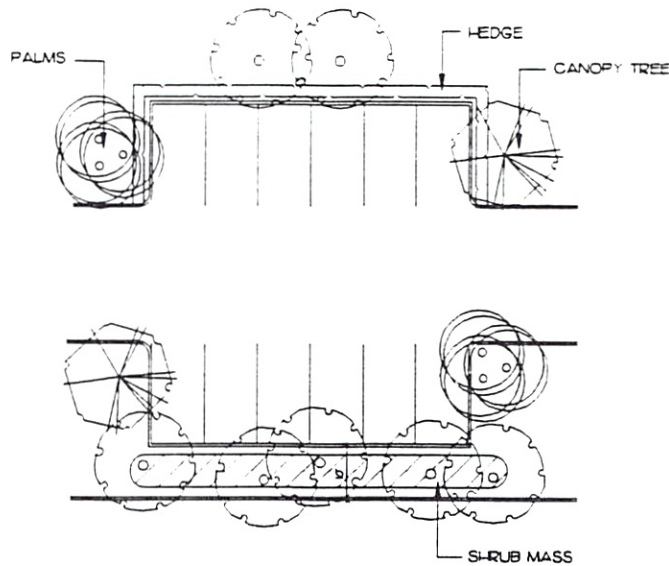
C. Buffering for Interior Circulation Routes

Street planting along interior circulation routes shall give definition to the various land use types, while expressing a common theme throughout.

D. Parking Area Landscaping

The following criteria and conceptual drawing (Figure 3.C. below) shall be met for parking areas, in addition to the Palm Beach County landscape requirements, to provide shade and break-up large paved areas.

- Large canopy shade trees shall be planted in all landscape islands and medians located within parking areas. Large canopy trees shall be selected for evergreen foliage and to avoid leaf litter. Species that produce excessive litter by fruit, flower, foliage, or weak wood shall not be utilized.
- Large canopy trees may be substituted by a cluster of three large palms. 80% of all trees must be canopy trees.
- 80% of all trees and palms shall be native.
- Shrubs shall be planted along the entire length of all required divider landscape medians in the parking areas. Shrubs shall be 2-3' in height and planted 24" on center. Safe sight distances shall be maintained.
- For ease of maintenance and reliable aesthetics, the balance of these areas and the terminal islands may be covered using a landscaping stone mulch. Landscaping stone shall be equal in quality to crimson stone #5 by Crimson Stone, Inc. Other surfaces may also be considered.



**PARKING AREA LANDSCAPE
FIGURE 3.C.**

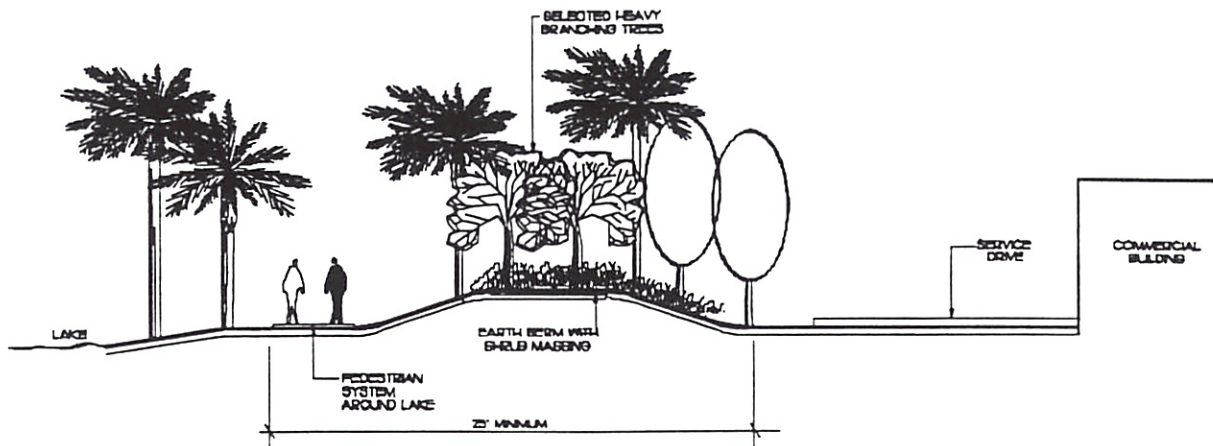
E. Interior Landscape Buffers for Incompatible Uses

Interior landscape buffers shall be required between uses to separate residential and non-residential areas. The purpose of these buffers is to screen the rear of all commercial buildings and their associated loading areas and trash receptacles, minimizing and eliminating any views from the residential parcel, as well as provide right-of-way, will be of foremost concern in the creation and design of these buffers. Interior landscape buffers shall include the following criteria and conceptual drawings (Figure 3.D. and Figure 3.E.):

- Buffer shall be a minimum of 25' wide.
- Native canopy trees 16' in height at a maximum of 20' on center shall be required as plantings for the buffer. Palms will also be utilized.
- Between non-residential and residential areas, shrubs shall be a minimum of 3' in height and planted 24" on center.
- Berming is required along the length of the buffer to create visual interest and to screen the commercial uses.

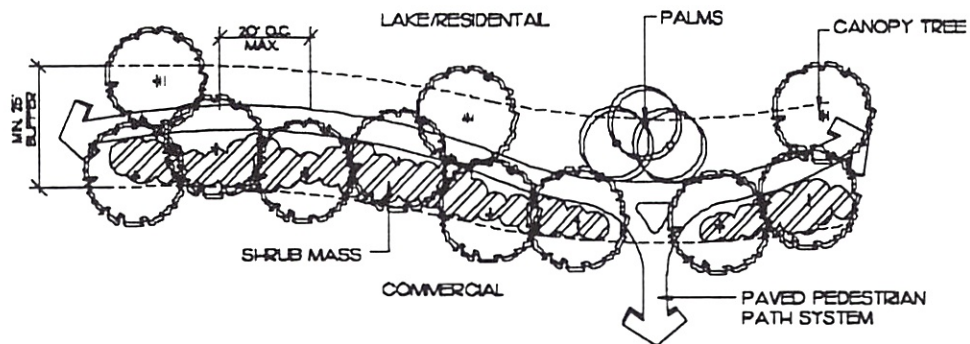
- Lake frontage plantings shall be specifically designed to accentuate lake lines and direct views away from the commercial parcel.
- The balance of area within these interior buffers shall be planted with sod or groundcover for ease of maintenance.
- Interior landscape buffers shall create natural swerving curves of vegetation. These buffers should have a natural appeal and remember: nature abhors a straight line.

FIGURE 3.D.



INTERIOR LANDSCAPE BUFFER CROSS-SECTION

FIGURE 3.E.

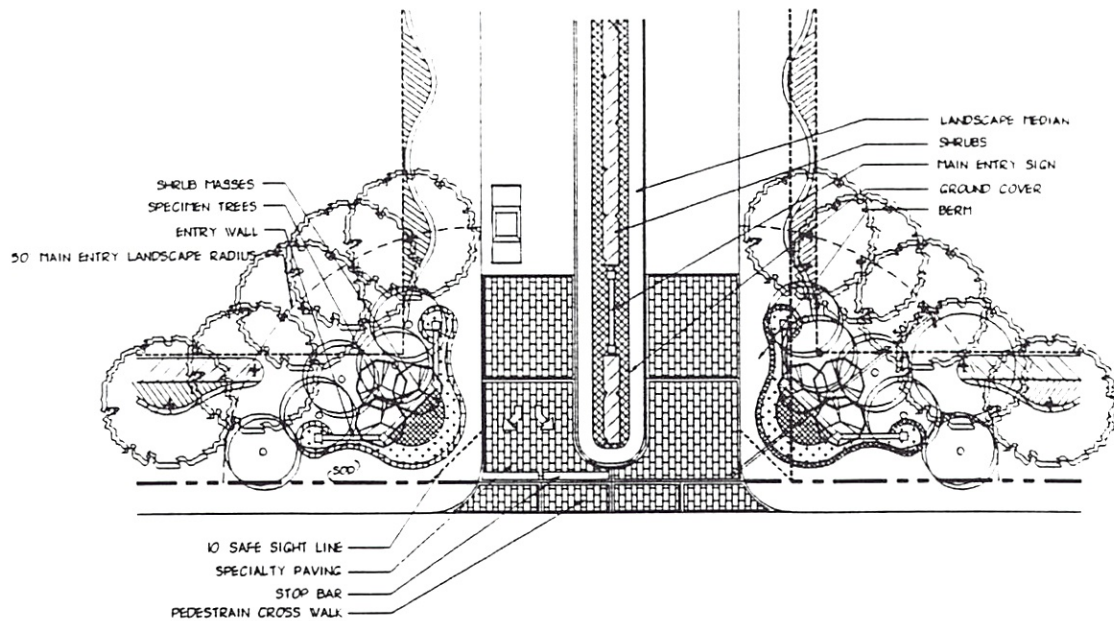


INTERIOR LANDSCAPE BUFFER DETAIL

SECTION 4: PROJECT ENTRANCE LANDSCAPE

Project entrance landscaping shall include the following criteria as well as Figure 4.A.

- All main entries shall have a median with landscaping and special paving. The entrance median shall have a minimum dimension of 20'. Secondary entries may or may not have a median.
- The area within a minimum of a 50' radius of the intersection of the right-of-way and main entry into the project shall be restricted for the use of accent planting. A 25' radius shall be utilized for secondary entries.
- Ten (10') foot sight triangles shall be provided at the intersection of the right-of-way line and all project entries.
- Berms shall be constructed within the entrance area and the maximum height shall be 3.0' for the main entrance and 2.5' for the secondary entrances above the crown of Lyons Road. The diameter of the berming shall be the maximum permitted by the land configuration with a maximum slope of 4:1. The berm shall be designed to emphasize a sense of arrival, but not interfere with sight triangles.
- Tree and palms shall be planted in clusters along the slopes and crests of the berms. Specimen trees and palms shall be included in this planting area (i.e. Canary Island Date Palms) to help create a sense of arrival and provide either seasonal color or visual interest.
- Shrubs shall be planted in sweeping masses along the slopes of berms. Shrubs shall be 2' to 3' in height and installed 24" on center. Shrub plantings shall also be designed to give a layering effect and provide for a hierarchy of plant material.
- All areas not covered by trees or shrubs shall be covered by recommended ground covers. Ground covers shall be a combination of turf grass and low growing shrubs less than 1' in height.
- Annuals shall be used to give seasonal color and visual punch.



**PROJECT ENTRANCE LANDSCAPE
FIGURE 4.A.**

SECTION 5: LANDSCAPE GUIDELINES

A. Planting Categories

Three general categories of plant material shall be combined to provide a well-landscaped development: canopy, intermediate & ground plane. The importance of these categories in quality landscaping cannot be over-emphasized with respect to creating and maintaining the projected image.

1. Canopy Planting

Canopy trees and palms provide the basic vegetative framework for any landscape environment. Their existence, in both quality and size, provide the one element most essential for successful landscaping. Every encouragement is given to install trees as large as is feasible within developments. Major trees which are introduced shall be botanically consistent with those trees growing naturally within the immediate vicinity. Should lack of availability of native materials preclude their use, compatible plants of only one genus shall be introduced in large quantity to give appearance of native stands. Major trees shall be planted in natural, informal stands of varying numbers. Clustering of trees, rather than loose scattering, is preferred. Symmetrical plantings are not allowed.

Sizes and heights of introduced major trees should vary within groupings as much as availability of plant material will allow.

2. Intermediate Planting

Trees and other accent plants growing below the overhead canopy not only add visual interest and variety in form and color, but they should serve as screens, buffers, and directional elements within the landscape design. Groupings of minor trees may be used to give visual direction to vehicular or pedestrian circulation systems. Intermediate trees can soften the visual impact of, or add interest to, architectural elements. Where there are windows, trees may be planted to enhance views, and also to frame longer views. Minor trees may relate to architectural massing at corners, entry areas, etc., in either formal or natural groupings, depending upon the specific site plan conditions. Massing may be in natural groupings of the same genus, or in the case of outstanding specimen plants, a single tree may stand alone. Formal massing of minor trees may be used to screen parking or other unsightly site elements from second and third story residential units.

3. Ground Plane Planting

In addition to providing visual interest, planting on or near the ground plane may act as a screening or buffer device for unsightly site elements, or serve as pedestrian movement indicators. Planting of ground covers and/or shrubbery should be in large, simple masses of relatively few types of plants. Single shrubs or small clusters are not allowed. Massing may be architectonic or naturalistic, depending upon specific site plan conditions.

B. Plant Palette

A specific plant palette of acceptable landscape material and specifications is contained below. All landscape plans shall incorporate a minimum of 75% of materials specified in this palette. All plant material shall be Florida #1 or better according to the "Grades and Standards for Nursery Plants," Parts I and II. In other words, at least 1/3 of all plants used in landscaping will be either taller in height or bigger in diameter at breast height (dbh) than required by the County's landscape code.

LARGE TREES

COMMON NAME/ BOTANICAL NAME	MIN. HEIGHT	DROUGHT TOLERANT	MIN. SPREAD
GREEN BUTTONWOOD* Conocarpus erectus	12'	Very	6'
QUEEN'S CREPE MYRTLE Lagerstronemia speciosa	12'	Very	6'
SLASH PINE* Pinus elliotii	12'	Very	6'
LAUREL OAK* Quercus laurifolia	12'	Very	6'
LIVE OAK* Quercus virginiana	12'	Very	6'
MAHOGANY* Swietenia mahogani	12'	Very	6'
CHINESE ELM Ulmus parvifolia 'drake'	12'	Very	6'
PIGEON PLUM* Clusia diversifolia	12'	Very	6'
SEAGRAPE* Clusia uvifera	12'	Very	6'
DAHOON HOLLY Ilex cassine	12'	Very	6'
BOTTLEBRUSH Callistemon Viminalis	12'	Very	6'
ROYAL POINCIANA Delonix regia	12'	Very	6'
SOUTHERN MAGNOLIA Magnolia grandiflora	12'	Very	6'

SMALL TREES

COMMON NAME/ BOTANICAL NAME	MIN. HEIGHT	DROUGHT TOLERANT	MIN. SPREAD
SILVER BUTTONWOOD Conocarpus erectus var 'sericeus'	10'	Very	5'
CREPE MYRTLE Lagerstroemia indica	10'	Very	5'

TREE FORM LIGUSTRUM Ligustrum japonicum	10'	Very	5'
WAX MYRTLE * Myrica cerifera	10'	Very	5'
OLEANDER STANDARD Nerium oleander	10'	Very	5'
FRANGIPANI Plumeria acuminata	10'	Very	5'

LARGE PALMS

COMMON NAME/ BOTANICAL NAME	MIN. HEIGHT	DROUGHT TOLERANT
PAUROTIS PALM** Acoelorrhaphe wrighti	8'	MOD
ALEXANDER PALM** Archontophoenis alexandrae	8'	Very
CHINESE FAN PALM** Livistonia chinensis	8'	Very
MEDJOOl DATE PALM** Phoenix 'medjool'	8'	Very
SENEGAL DATE PALM** Phoenix reclinata	8'	Very
SOLITAIRE PALM** Ptychosperma elegans	8'	Very
ROYAL PALM** Roystonea elata	8'	Mod
SABAL PALM** Sabal palmetto	8'	Very
QUEEN PALM** Syagrus romanzoffiana	8'	Very
WASHINGTONIA PALM** Washingtonia robusta	8'	Very
COCONUT PALM Cocos nucifera	8'	Very

SMALL PALMS

<u>COMMON NAME/ BOTANICAL NAME</u>	<u>MIN. HEIGHT</u>	<u>DROUGHT TOLERANT</u>
PINDO PALM** <i>Butia capitata</i>	10'-15'	Very
EUROPEAN FAN PALM** <i>Chamaerops humilis</i>	5'-10'	Low
SILVER PALM** <i>Coccothrinax argentata</i>	10'-20'	Very
PYGMY DATE PALM <i>Phoenix roebellini</i>	5'	Mod
MAJESTY PALM <i>Ravenea glauca</i>	15'-20'	Low
NEEDLE PALM <i>Rhapidophyllum hystrix</i>	3'-5'	Mod
DWARF PALMETTO* <i>Sabal minor</i>	5'-7'	Very
SAW PALMETTO* <i>Serenoa repens</i>	6'-15'	Very
THATCH PALM* <i>Thrinax spp.</i>	15'-25'	Very
CHRISTMAS PALM** <i>Veitchii merrillii</i>	15'-20'	Very

SHRUBS

<u>COMMON NAME/ BOTANICAL NAME</u>	<u>DROUGHT TOLERANT</u>
COCOPLUM* <i>Chrysobalanus icaco</i>	Mod
SIMPSON'S STOPPER* <i>Myrcianthes fragans</i>	Very
WAX MYRTLE* <i>Myrica cerifera</i>	Very
WAX JASMINE <i>Jasmine volubile</i>	Mod
INDIAN HAWTHORN <i>Raphiolepis indica</i>	Low

IXORA 'NORA GRANT'	Very
Ixora 'Nora Grant'	
IXORA 'MAUI'	Very
Ixora 'Maui'	
CHALCAS EXOTICA	Mod
Murraya paniculata	
PITTOSPORUM	Mod
Pittosporum tobira	
PODOCARPUS	Mod
Podocarpus nagi	
YELLOW ALAMANDA	Mod
Allamanda cathartica	

GROUND COVERS

<u>COMMON NAME/ BOTANICAL NAME</u>	<u>DROUGHT TOLERANT</u>
BLUE DAZE	Mod
Evolvulus glomerata	
BUSH DAISY	Mod
Gamolepis chrysanthemoides	
DAYLILY	Very
Hemerocallis spp.	
DWARF YAUPON HOLLY	Very
Ilex vomitoria 'shillings'	
SHORE JUNIPER	Very
Juniperus conferta	
LANTANA	Very
Lantana montevidensis	
LIRIOPE	Low
Liriope muscari	
DWARF PITTOSPORUM	Mod
Pittosporum 'wheelers dwarf'	

*Denotes plants that are native to Florida

**Min. height denotes clear trunk

SECTION 6: PUBLIC SPACES

All projects approved under the Large Scale Multiple Use Overlay Land Use designation shall provide a premium space for public and private gatherings. Public spaces shall be designed to be centrally located and to maximize views. Public open spaces surrounding the lake tract will contain gazebos with similar style and massing as those depicted in Figure 6.B., to provide coverage from the weather and encourage social interaction.

The Preliminary Concept Plan includes a community element at the intersection of Hypoluxo Road and Lyons Road. This community element shall be designed to include a plaza area, which is an integral component of the pedestrian path system. It could include a community building with a clock tower or bell tower (as depicted in Figure 6.A.). As this community element is separated from the commercial development by a lake tract, it will provide a focal point for the Town Commons project, as well as for the other surrounding residential developments. In that the Villages of Windsor PUD was approved with numerous private civic sites on the south side of Hypoluxo Road, incorporation of the community element in this location will create a "Town Commons feel" and essentially act as the "downtown" of this area. Overall, the project will have at least 3.7 acres of usable open space.

SECTION 7: SIGNAGE GUIDELINES

In addition to any Palm Beach County signage regulations the following guidelines shall also be met to provide a uniform appearance to the project as a whole. The signage system shall be designed to create an image and identity for both the commercial and residential areas which shall blend with the architecture of the site and complement it's overall Town Commons theme.

A. Main Entry Signage

There shall be main entry signage located at each main entry on Hypoluxo and Lyons Roads similar to the layout depicted in Figures 7.A., 7.B., and 7.C. A monument sign shall be located within the main entry median and will list the tenants of the site. Entry walls shall be located on each side of the main entry drives and will include the projects name, Town Commons, and address. These signs and walls will work together to help create a sense of entry into the project. They will be visible from the major circulation corridors leading to the project and will assist in directing traffic to the various components.

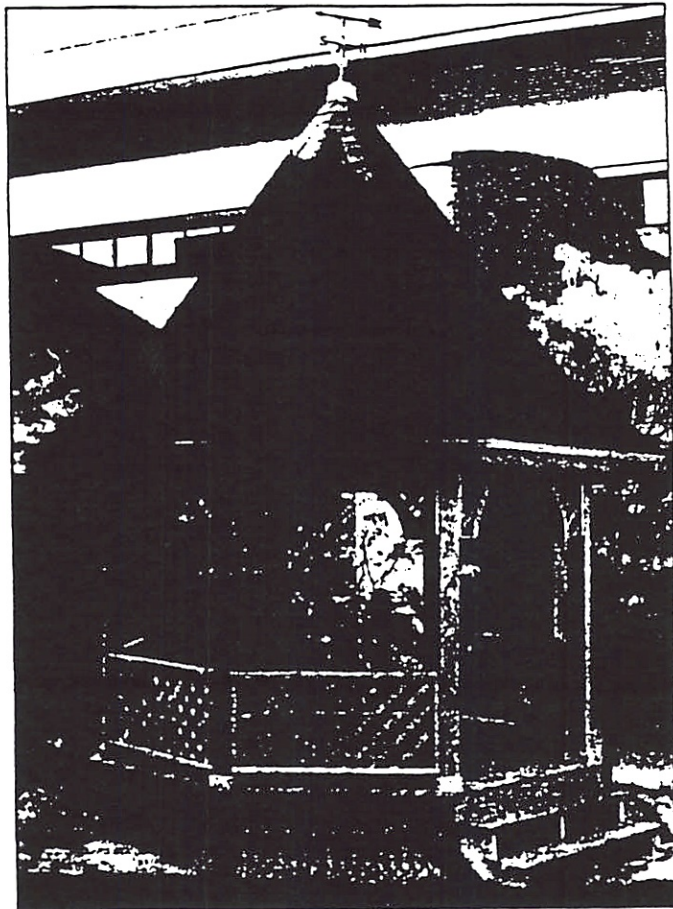
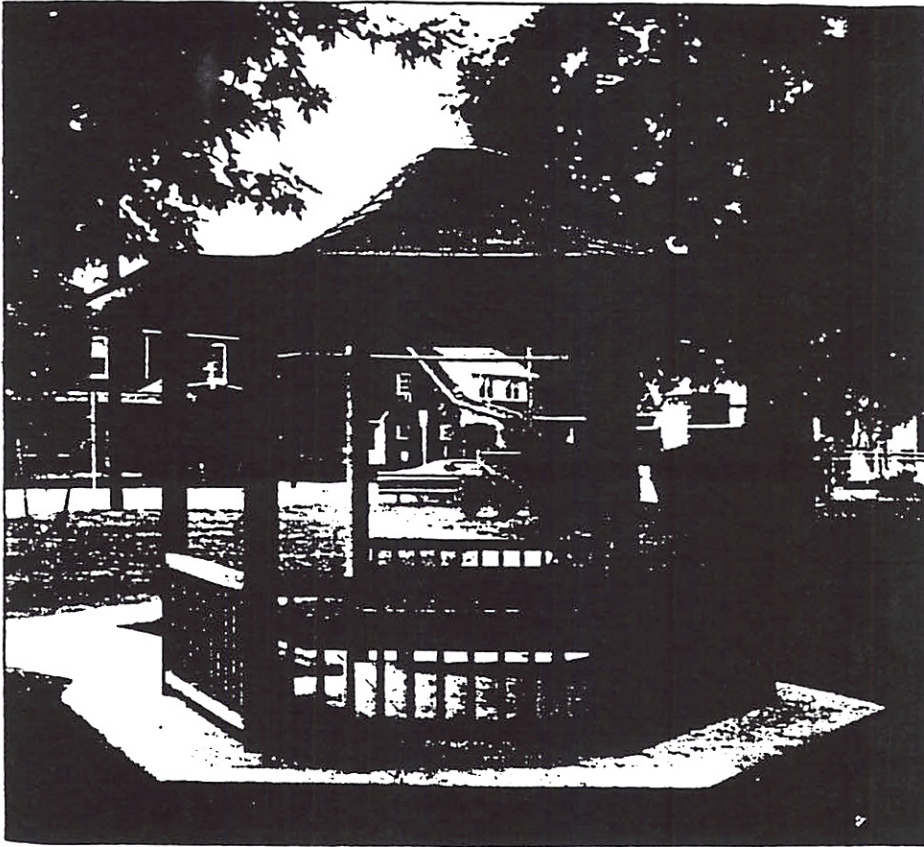
- The maximum height shall be 15' high.

FIGURE 6.A.

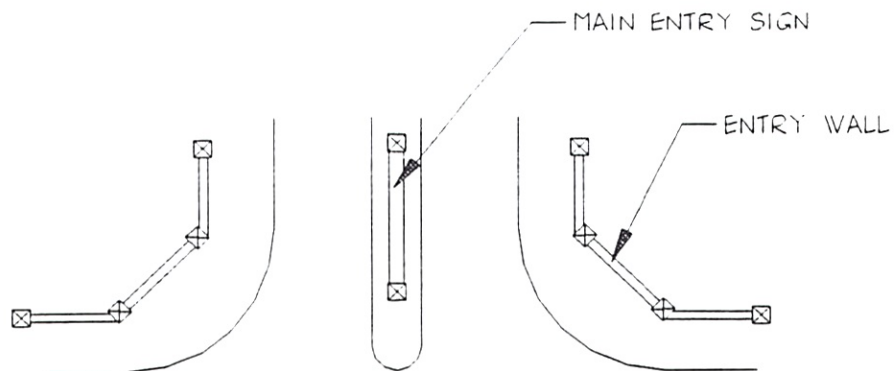


PUBLIC SPACE

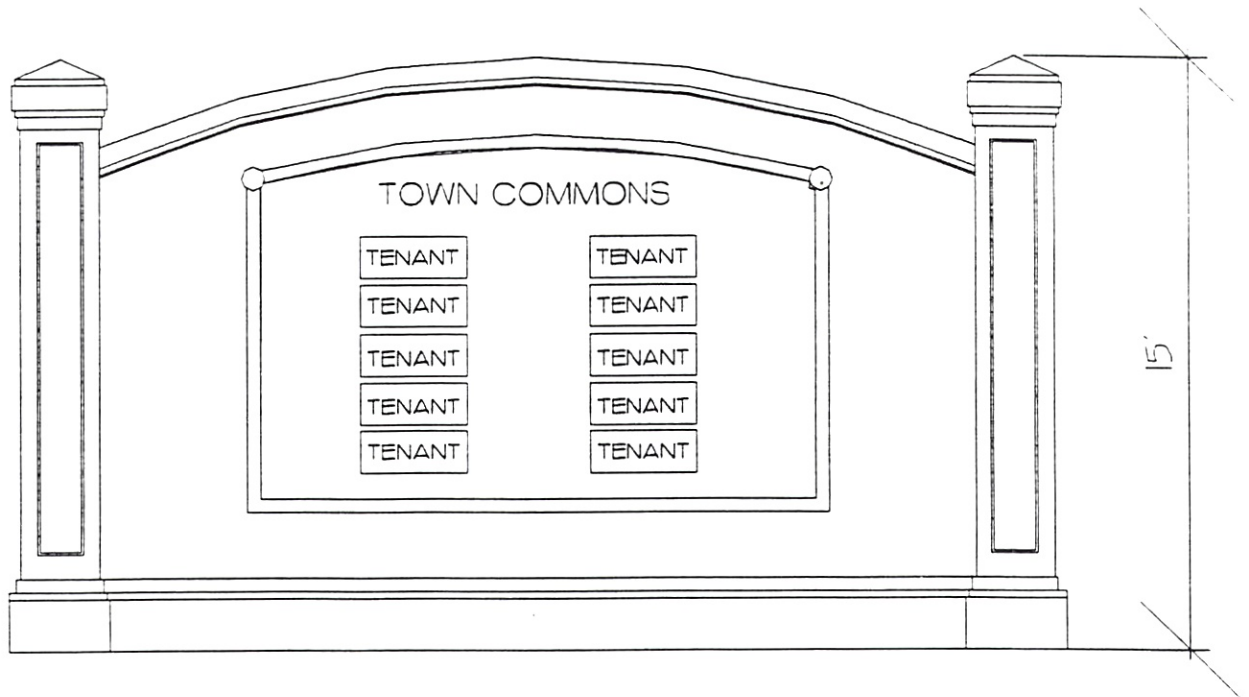
FIGURE 6.B.



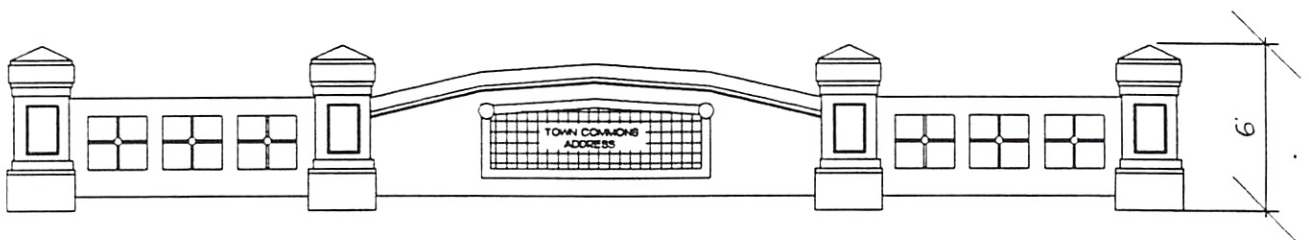
- The main entry signage shall be of the monument type.
- The use of solid stucco walls with cast stone accents is strongly encouraged. The colors shall be consistent with the architecture of the buildings of each parcel.



**MAIN ENTRY SIGN AND ENTRY WALL DETAIL
FIGURE 7.A.**



**MAIN ENTRY SIGN
FIGURE 7.B.**

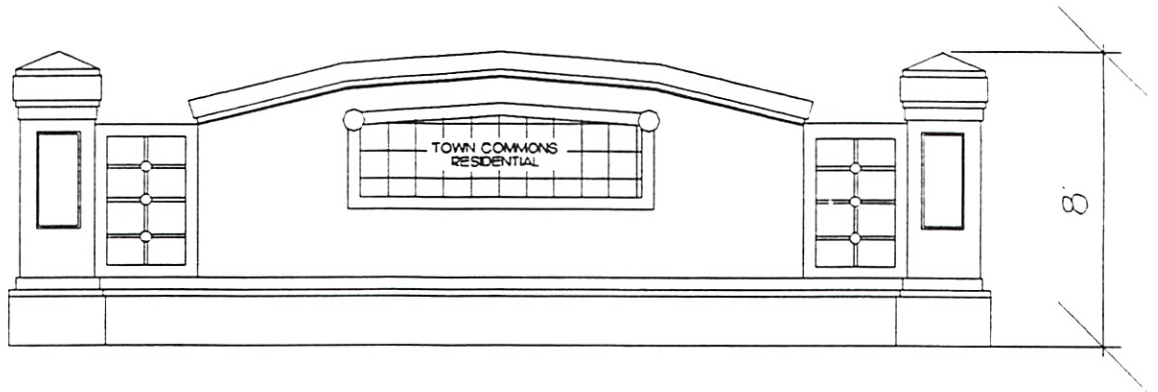


**MAIN ENTRY WALL
FIGURE 7.C.**

B. Residential Entry Signage

Residential entry signs will be permitted for the residential parcel. These signs shall be architecturally consistent with those elsewhere on site as well as the architecture of the residential buildings. Pursuant to the Palm Beach County code requirements, these signs will be incorporated into a decorative signage wall including the projects name and the address.

- The main entry signage will be incorporated into a decorative wall.
- The use of solid stucco walls with cast stone accents is strongly encouraged. The colors shall be consistent with the architecture.
- The maximum height shall be 8' high.

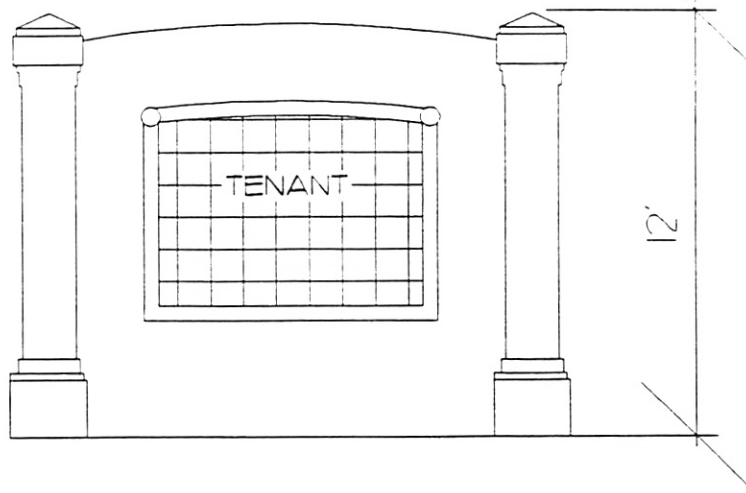


**RESIDENTIAL ENTRY SIGN
FIGURE 7.D.**

C. Point of Purchase Signage

Point of purchase signs will be used to identify individual tenants within the commercial and office parcels. The color and architectural treatments will be consistent overall and with the architecture of the parcel. These signs will include the individual tenant name only.

- The maximum height shall be 12' high.
- The point of purchase signage will be of the monument type
- The use of solid stucco walls with cast stone accents is strongly encouraged. The colors shall be consistent with the architecture.

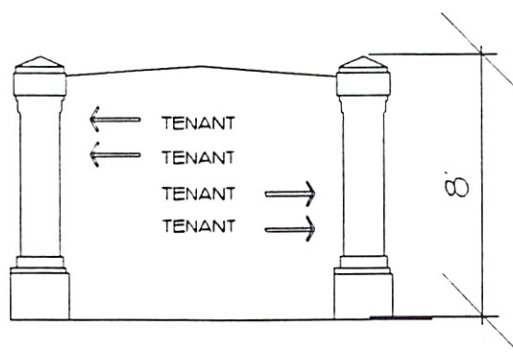


**POINT OF PURCHASE SIGN
FIGURE 7.E.**

D. Directional Signage

Directional signs will be incorporated along the spine roads throughout the site. These signs will give minor directional sequences to a specific type of use. These signs will be consistent in design with the other signs on site.

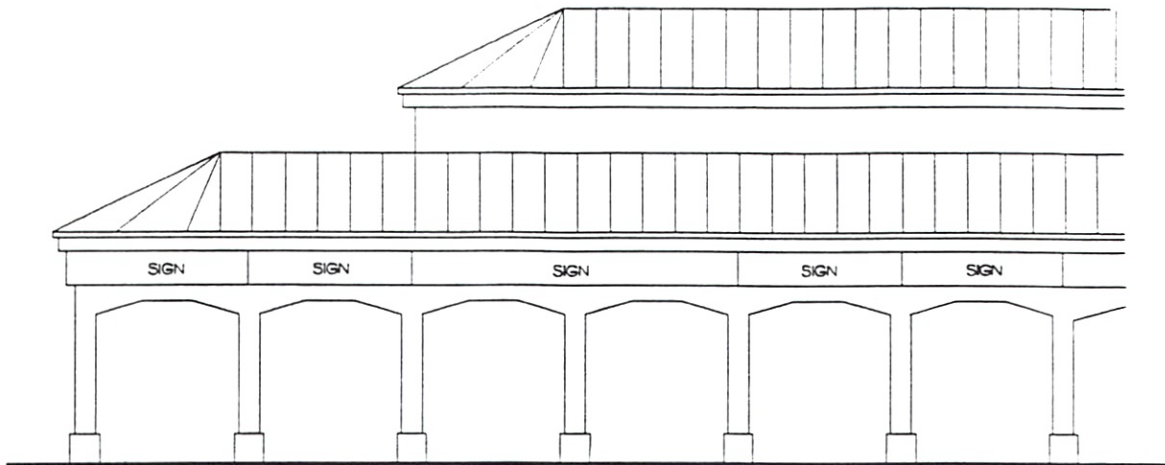
- The maximum height shall be 8' high.
- The directional signage will be of the monument type
- The use of solid stucco walls with cast stone accents is strongly encouraged. The colors shall be consistent with the architecture.



**DIRECTIONAL SIGN
FIGURE 7.F.**

E. Individual Business Signage

Individual business signs for the commercial and office parcels shall be incorporated into the architecture so that a uniform appearance is accomplished similar to what is depicted in Figure 7.G..



**INDIVIDUAL BUSINESS SIGNAGE
FIGURE 7.G.**

F. Sign Uniformity

The signage system must have a uniform theme so that as store names are replaced or revised, the system can adapt without compromising the overall theme.

G. Additional Requirements

Main entry signage and sign walls must be placed clear of required safe sight lines.

Signs shall not be directly painted on any wall, roof, or other structural element of the building.

Roof mounted signs are prohibited.

All signage material and finishes must be durable to last through long term use. Concrete, metals, and fiberglass are considered durable signage materials.

All freestanding signs shall be monument type. No pole signs are permitted.

SECTION 8: MISCELLANEOUS

A. Pedestrian Circulation

Major public entrances shall be located along arterial roads. Concrete sidewalks and swales (landscaped "strips" between sidewalks and roads) shall be installed along all portions of the site abutting a public right-of-way. Sidewalks to be constructed as part of any road expansion or improvement plan shall be credited towards this requirement. Sidewalks shall circumnavigate the entire site to facilitate pedestrian connectivity. All sidewalks shall be constructed to encourage bicycles to be used in lieu of automobile traffic.

Commercial areas shall provide public entrances located along the major roadways. A clearly designated pedestrian walkway shall be provided from public sidewalks to public entrances or walkways within a commercial site. To the extent feasible, pedestrian circulation shall be provided between abutting commercial properties through the use of designated walkways and similar pedestrian-oriented facilities. Designated multi-use walkway/bicycle paths allowing access to a commercial site for residents of abutting residential zoning districts shall be provided.

B. Pedestrian Waiting Areas

A minimum of one pedestrian waiting area shall be located within 300' of any building entry and shall be separate from all walkway thoroughfares. Adequate shelter, seating and lighting shall be provided, as well as a convenient drop-off zone. Such pedestrian areas shall be indicated on the Master Plan submitted at time of DRC.

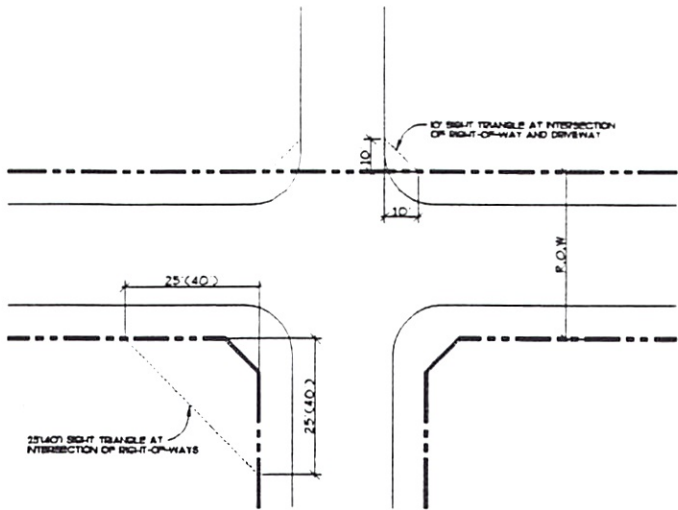
C. Drop-Off Zones

Drop off zones shall be located as close to the main building entry as possible to provide direct vehicular connections between the site entry, parking and circulation. There shall be an area where no change in grade between roadway and the adjacent walkway is provided for barrier free access. Drop off zones shall be indicated on the Master Plan submitted at time of DRC.

D. Sight Triangle

A sight triangle shall be established to incorporate minimal stopping and turning sight distance at all intersections and entries. Sight triangles of no less than 25' shall be provided at all street intersections. (A special intersection safety triangle of 40' shall be provided at major intersections.)

A sight triangle of no less than 10' shall be provided at all driveway intersections.



SIGHT TRIANGLES
FIGURE 8.A.

CONCLUSION

Successful implementation of these standards and design guidelines will result in a unified large scale multiple use development.

STATE OF FLORIDA, COUNTY OF PALM BEACH
I, DOROTHY H. WILKEN, Clerk of the
Board of County Commissioners, do hereby certify this to be a
true and correct copy of the _____ by office
on 12/2/98
DATED at West Palm Beach, FL on 12/29/98.
DOROTHY H. WILKEN, Clerk/
By: Phyllis A. House D.C.

November 9, 1998